



Second Avenue,
Risley, Derbyshire
DE72 3SZ

Price Guide £219,950-229,950
Freehold



GUIDE PRICE £219,950 - £229,950 A WELL PRESENTED AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND LOW MAINTENANCE REAR GARDEN OVERLOOKING FIELDS TO THE REAR, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this superb example of a three bedroom semi-detached house, being sold with no onward chain. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers such as first time buyers, families and people who are looking to put their own stamp on a property. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, dining room and kitchen. To the first floor, the landing leads to three generously sized bedrooms and a three piece family shower room. To the front there is a small garden setting the property away from the pavement and off street parking via a driveway with access into the garden and the garage. To the rear, there is a low maintenance garden with a concrete section garage which overlooks fields to the rear.

Located in the popular residential village of Risley, close to a wide range of local schools, shops and parks. There are fantastic transport links available within the area such as nearby bus stops and easy access to major road links like the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away.



Entrance Hall

Wooden front door, wooden double glazed window overlooking the side, carpeted flooring, built in storage cupboard, wallpapered ceiling, ceiling light.

Lounge

13'9 x 11'0 (4.19m x 3.35m)

Wooden double glazed window overlooking the front, carpeted flooring, radiator, gas fire, wallpapered ceiling, ceiling light.

Dining Room

12'0 x 9'6 (3.66m x 2.90m)

Wooden double glazed window overlooking the rear, carpeted flooring, gas fire, wallpapered ceiling, fitted wardrobes, ceiling light.

Kitchen

12'2 x 5'3 (3.71m x 1.60m)

Wooden double glazed windows overlooking the rear and the side, wooden door leading to the side, vinyl flooring, space for fridge/freezer, space for cooker, wall mounted boiler, wallpapered ceiling, ceiling light.

Landing

Wooden double glazed window overlooking the side, carpeted flooring, built in storage cupboard, loft access, wallpapered ceiling, ceiling light.

Bedroom One

11'1 x 10'4 (3.38m x 3.15m)

Wooden double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, wallpapered ceiling, ceiling light.

Bedroom Two

12'0 x 9'6 (3.66m x 2.90m)

Wooden double glazed window overlooking the rear, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

Bedroom Three

8'8 x 7'4 (2.64m x 2.24m)

Wooden double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, wallpapered ceiling, ceiling light.

Shower Room

5'2 x 7'5 (1.57m x 2.26m)

Wooden double glazed patterned window overlooking the rear and the side, vinyl flooring, radiator, WC, pedestal sink, double enclosed shower unit, wallpapered ceiling, ceiling light.

Outside

To the front there is a small garden setting the property away from the pavement and off street parking via a driveway with parking for several vehicles and access into the garage and garden. To the rear, there is a low maintenance garden with a concrete section garage and views overlooking fields to the rear.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 7 mbps

Superfast 59 mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Directions

The property is best approached by leaving the Junction 25 traffic island heading towards the Sandiacre Risely traffic lights, turning left onto Derby Road. Turn Second Right into the Second Avenue and the property can be found on the right hand side.

8540RS

Council Tax

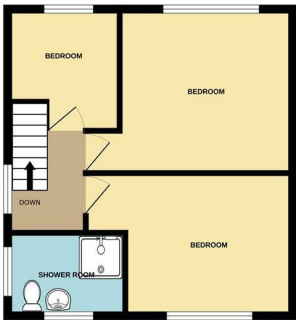
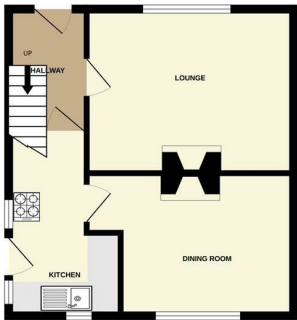
Erewash Borough Council Band B



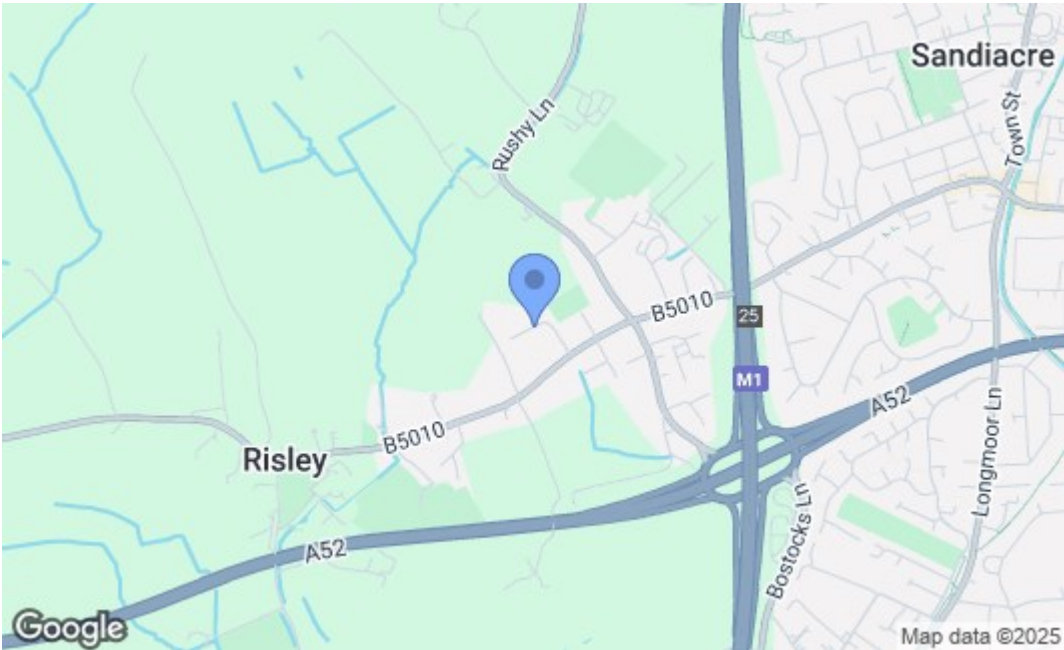
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.